



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
AUGUST 21, 2023 - 7:00 PM
VILLAGE HALL - BOARD ROOM**

The Plan Commission/Zoning Board of Appeals hears requests for zoning text amendments, rezoning, special uses, and variations and forwards recommendations to the Board of Trustees. The Commission also reviews all proposals to subdivide property and is charged with Village planning, including the updating of the Comprehensive Plan for Land Use. All Plan Commission actions are advisory and are submitted to the Board of Trustees for final action.

I. ROLL CALL

II. APPROVAL OF AUGUST 7, 2023 MEETING MINUTES

III. PUBLIC HEARINGS

A. V-01-2023: 6301 S. County Line Rd. (Zaffar); Variations and Findings of Fact [CONTINUED FROM JULY 17, 2023]

REQUEST BY PETITIONER TO CONTINUE UNTIL SEPTEMBER 18, 2023

Requests for four (4) variations from Zoning Ordinance Section IV.I to permit a deck in the front yard, a driveway gate on a parcel less than two acres in lot area, a driveway gate exceeding 6 ft. in height, and a driveway gate within the minimum 30 ft. corner side yard setback; and one (1) variation from Zoning Ordinance Section IV.J to permit a fence in the corner side yard setback. The petitioner seeks to build a driveway gate and fence along County Line Rd. and build a deck on the south side of the property.

B. V-02-2023: 16W122 91st Street (Leon); Variations and Findings of Fact

Requests for four (4) variations from Zoning Ordinance Section IV.I to permit (1) a driveway gate exceeding 6' in height, (2) a driveway gate within the minimum 30' front yard setback, (3) light fixtures on architectural entrance structures exceeding the 18" maximum height, and (4) wing walls of architectural entrance structures exceeding 4' in height and 3' in length. The petitioner seeks to construct a driveway entrance gate.

IV. CORRESPONDENCE

A. Board Report

No report - August 14, 2023 Board meeting canceled.

B. Building Reports

July 2023

V. OTHER CONSIDERATIONS

A. PC-07-2023 Village Center Entertainment District

Review of final streetscape designs in accordance with Ordinance A-834-15-20.

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

August 28 Village Board

Commissioner Morton is the scheduled representative.

September 4 Plan Commission/Zoning Board of Appeals – NO MEETING DUE TO HOLIDAY

September 11 Village Board

Commissioner Irwin is the scheduled representative.

September 18 Plan Commission/Zoning Board of Appeals

A. Z-02-2023: 60 Shore Drive (Naddaf – Coda Motors); Special Use Amendment, Special Use, and Findings of Fact [REMANDED FROM BOARD OF TRUSTEES MAY 22, 2023 & CONTINUED JUNE 5 & JULY 17, 2023]

Requests to amend Ordinance #A-834-02-19, a special use for automobile sales, to expand the existing special use from 7,400 sq. ft. to 10,100 sq. ft., and an additional special use for outdoor, overnight storage of retail vehicles ancillary to a special use in accordance with Zoning Ordinance section X.F.

B. Z-07-2023: Zoning Ordinance Amendments for Short-Term Rentals (Village of Burr Ridge) [CONTINUED FROM AUGUST 7, 2023]

Request to consider text amendments to Sections IV, VI, VIII, and XIV.B of the Zoning Ordinance to regulate short-term rental use.

C. V-01-2023: 6301 S. County Line Rd. (Zaffar); Variations and Findings of Fact [CONTINUED FROM JULY 17 AND AUGUST 21, 2023]

Requests for four (4) variations from Zoning Ordinance Section IV.I to permit a deck in the front yard, a driveway gate on a parcel less than two acres in lot area, a driveway gate exceeding 6 ft. in height, and a driveway gate within the minimum 30 ft. corner side yard setback; and one (1) variation from Zoning Ordinance Section IV.J to permit a fence in the corner side yard setback. The petitioner seeks to build a driveway gate and fence along County Line Rd. and build a deck on the south side of the property.

D. V-03-2023: 7703 Hamilton Ave. (Iwanetz); Variation and Findings of Fact

Requests for a variation from Zoning Ordinance Section VI.D to permit a corner side yard setback of

30 ft. instead of the minimum 40 ft. required. The petitioner seeks to build a new single-family residence.

September 25 Village Board

Commissioner Stratis is the scheduled representative.

VIII. ADJOURNMENT